

PARSONS TECHNICAL MEMORANDUM

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DATE: September 26, 2012
TO: File
FROM: Andrea Reeves Engelman, Parsons

Pyramid Way and McCarran Boulevard Intersection Improvement Project,
Sparks, Washoe County – Addendum to Community Impact Assessment
December 2011

SUBJECT: RTC Project No. 73299
Federal Project No. CM-0191-(063)
NDOT No. WA11-024

Subsequent to the December 2011 Community Impact Assessment, the following information was revised in Section 3.3 Socioeconomics of the Draft Environmental Impact Statement (EIS). References to figures and tables are to the Draft EIS

Population Impacts

Under the Build Alternative, potential residential displacements would occur in Census Tracts 29.01 and 29.02, as depicted in Figure 3.3-2. Based on the average household size of 2.7 persons within Sparks (based on 2010 estimates), the displacement of up to 75 single-family residential structures would potentially cause the displacement of approximately 203 persons residing in Sparks. This potential change in population would be considered minor in the context of the overall population of Sparks and would represent 0.22 percent of the city's total population. As to the socioeconomic status of the residents of the displaced homes, demographic information from the U.S. Census indicates that the affected nearby neighborhoods are not largely dissimilar from that of the city as a whole in terms of the population of elderly persons or low-income persons. Three of the project area Census Tract Block Groups (see Table 3.3-9 in Section 3.3.6, *Environmental Justice*) have a larger percentage of minority populations compared to Washoe County and the State of Nevada (Parsons, 2011b).

Relocation Impacts

Current market data (as of July 2011) indicate that there are adequate resources in Sparks to accommodate relocation of the residential and nonresidential displacements resulting from the proposed project (Property Specialists Inc., 2011). A full inventory of available relocation resources and a correlation with the housing and nonresidential units projected to be acquired for this project will be conducted and identified if the Build Alternative is recommended, the EIS completed, and a Record of Decision issued.

Residential Displacement

An estimated 75 single-family detached housing units would be subject to relocation under the Build Alternative, as shown in Table 3.3-5 (see Figure 3.3-3). This assumption represents the



maximum number of potential displacements. Seven of these single-family structures, located on Lenwood Drive west of 4th Street, are not required for the physical construction of the improvements, but are considered by RTC to be context sensitive displacements. . Removal of these residences would avoid leaving homes isolated in a “residential island” at completion of the project. Removal of these residences also allows for a continuous landscaped buffer and better overall aesthetic design.

**Table 3.3-5
Residential and Nonresidential Acquisitions/Partial Acquisitions
under the Build Alternative**

	Single-Family Units	Mobile Homes	Multi-Family	Estimated Total Housing Units/Residents	Nonresidential Parcels (Total Number/Employees)
Totals	75	0	0	75/203	6/31
Notes: This table represents a worst-case scenario should all properties be relocated. Estimate of residents based on an average household size of 2.7 residents per unit for Sparks (Census estimates, January 2010, Center for Regional Studies). Estimate of employees is based on the average number of paid workers for the particular industry, as per the 2007 Economic Census for Washoe County and/or the United States, depending on availability; certain data is suppressed by the Census Bureau to maintain confidentiality. No households or businesses were contacted for the information in this table.					
APN	Location		Type		
028-201-21	2915 4 th Street		Detached, Single-Family Residence		
028-201-02	430 Gault Way		Detached, Single-Family Residences		
028-201-03	460 Gault Way				
028-201-04	500 Gault Way				
028-201-05	510 Gault Way				
028-201-06	530 Gault Way				
028-201-07	560 Gault Way				
028-201-08	600 Gault Way				
028-201-09	610 Gault Way				
028-201-10	630 Gault Way				
028-201-11	660 Gault Way				
028-201-12	700 Gault Way				
028-201-13	710 Gault Way				
028-201-14	730 Gault Way				
028-201-19	750 Gault Way				
028-201-20	770 Gault Way				
028-201-23	790 Gault Way				
028-203-01	785 Gault Way		Detached, Single-Family Residences		
028-203-02	2795 Nelson Way				
028-203-03	2775 Nelson Way				
028-203-04	2755 Nelson Way				
028-203-05	2735 Nelson Way				
028-203-06	2695 Nelson Way				
028-203-07	2685 Nelson Way				
028-203-12	2675 Nelson Way				
028-203-13	2635 Nelson Way		Detached, Single-Family Residences		
028-203-10	2595 Nelson Way				
028-221-07	2575 Nelson Way				
028-221-06	2555 Nelson Way				
028-221-05	2535 Nelson Way				
028-221-04	2515 Nelson Way				
028-221-03	2465 Nelson Way				
028-221-02	2455 Nelson Way				

**Table 3.3-5
Residential and Nonresidential Acquisitions/Partial Acquisitions
under the Build Alternative**

028-271-02	2365 Nelson Way	
028-271-03	2305 Nelson Way	
028-271-04	2295 Nelson Way	
028-271-05	2275 Nelson Way	
028-271-06	2255 Nelson Way	
028-271-07	2225 Nelson Way	
028-271-08	2195 Nelson Way	
028-271-09	2181 Nelson Way	
028-221-01	790 York Way	Detached, Single-Family Residences
028-271-01	795 York Way	
028-153-27	405 Lenwood Drive ¹	Detached, Single-Family Residences
028-153-06	435 Lenwood Drive ¹	
028-153-05	465 Lenwood Drive ¹	
028-153-04	505 Lenwood Drive ¹	
028-153-03	515 Lenwood Drive ¹	
028-153-02	535 Lenwood Drive ¹	
028-153-01	565 Lenwood Drive ¹	
028-153-24	595 Lenwood Drive	
028-153-23	625 Lenwood Drive	
028-153-22	655 Lenwood Drive	
028-153-21	685 Lenwood Drive	
028-153-20	715 Lenwood Drive	
028-153-19	735 Lenwood Drive	
028-153-18	765 Lenwood Drive	
028-153-17	785 Lenwood Drive	
028-153-25	795 Lenwood Drive	
028-153-29	3005 Sprout Way	Detached, Single-Family Residences
028-153-30	3035 Sprout Way	
028-153-31	3065 Sprout Way	
028-153-32	3095 Sprout Way	
028-153-33	3105 Sprout Way	
028-153-34	3135 Sprout Way	
028-153-35	3165 Sprout Way	
028-133-05	3215 Sprout Way	
028-133-02	3235 Sprout Way	
028-133-01	3265 Sprout Way	
028-411-31	3277 Sprout Way	
028-411-32	3271 Sprout Way	
028-411-40	791 Mercy Court	Detached, Single-Family Residence
028-011-33	3525 Gwynelle Court	Detached, Single-Family Residences
028-011-35	3535 Gwynelle Court	
028-011-38	3515 Gwynelle Court	

¹ Context sensitive displacement

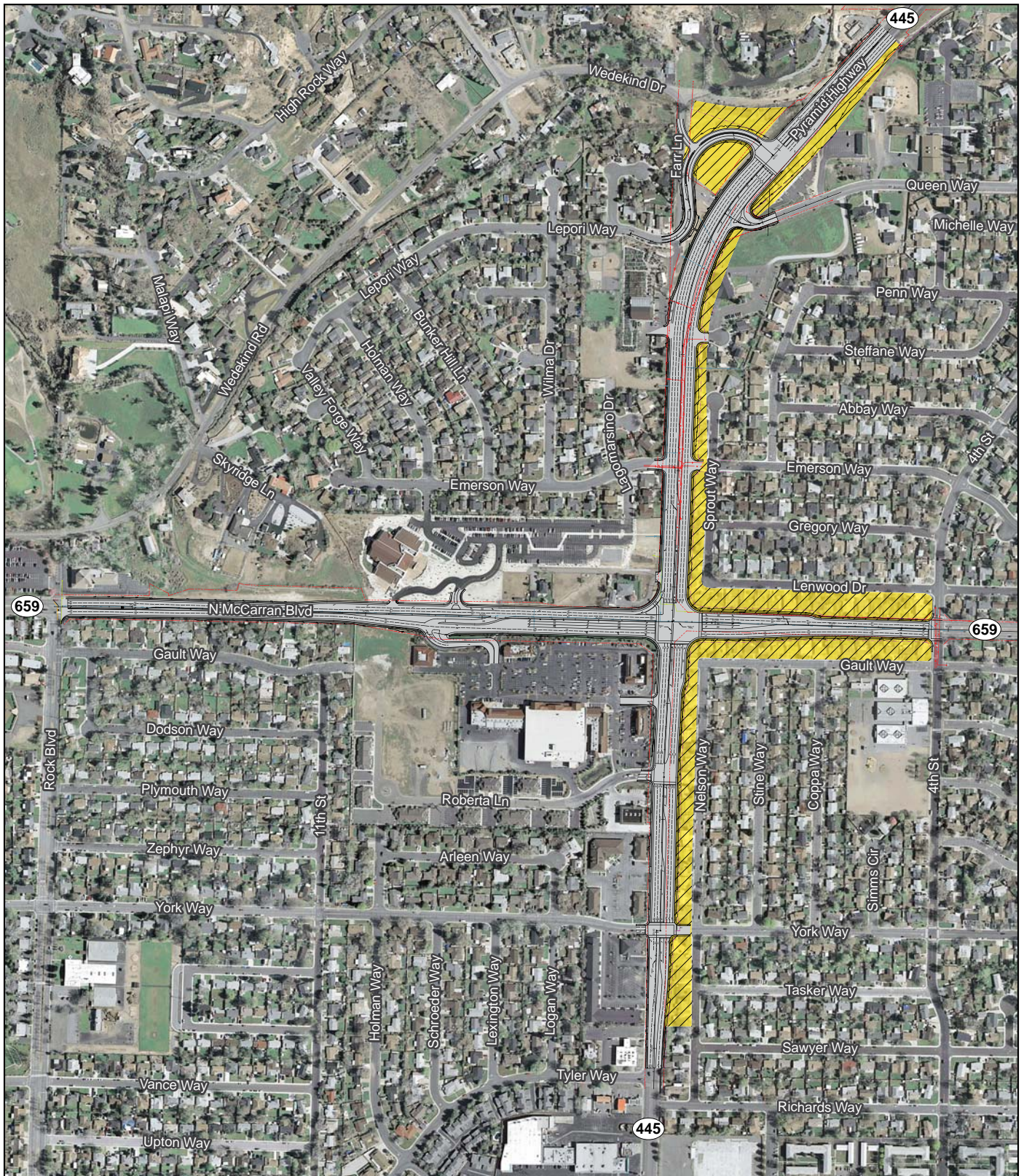
All potential residential displacements would occur on properties located within Sparks, with most of the houses located either in the southeast corner or northeast corner of two of the quadrants formed by the intersection of Pyramid Way and McCarran Boulevard.

The maximum total of 75 houses that may be subject to displacement should the Build Alternative be implemented would represent 0.96 percent of the total number of 7,792 single-family residential houses calculated to be located within a 1-mile radius of the project study area (Property Specialists, Inc., 2011).

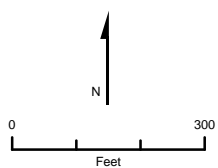
Based on Census data, the average household size for Sparks is estimated to be 2.7 persons; therefore, it is estimated that approximately 203 people would be subject to relocation (Parsons, 2011b).

Relocation impacts are the most sensitive community-related effects associated with this and all transportation improvements because they may involve modifying relationships with people and their homes and neighbors. The displacement of families and households from neighborhoods not only affect those being relocated, but also those who remain residing in the affected neighborhood. In conducting their research in July 2011, the relocation study specialists for this project did not find that there were any extraordinary conditions or special neighborhood issues of concern that would require property acquisition and relocation advisory services above and beyond the standard requirements set forth in the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as Amended (Property Specialists Inc., 2011). Information pertaining to which transportation modes those who may be potentially displaced currently use to commute to work, or other specific information, will be obtained in one-on-one interviews conducted with property owners and tenants in the ROW negotiation phase once the environmental document has been finalized and a Record of Decision issued. Additional or unusual circumstances may warrant additional relocation benefits on a case-by-case basis.

It is reasonable to assume that displaced persons would seek replacement housing that is similar in location, cost, and character to their displaced homes. This would allow displaced persons to preserve their community ties, send their children to the same schools, and minimize disruption in their employment and personal activities; however, actual relocation decisions may vary according to personal preferences and economic and housing market conditions at the time of displacement (Property Specialists, Inc., 2011).



Source: Parsons 2011



LEGEND

- Existing Right-of-way
- Proposed Right-of-way
- Proposed Roadway
- Acquired Property



*Pyramid Way and McCarran Boulevard
Intersection Improvement Project*

Residential and Non-Residential Acquisitions

Figure 3.3-3